










Offers Over
£180,000

50 Broomside Terrace

Corstorphine | Edinburgh | EH12 7ND

This appealing main door upper villa forms part of a peaceful and established residential area, quietly tucked away yet within close proximity to a host of convenient day to day amenities. The property boasts its own private garden to the side and rear and offers excellent potential to extend up into the attic (subject to consent) as many of the neighbouring properties have done.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

A rear aspect reception room boasts modern neutral decor and features an Edinburgh Press, offering both style and functionality. The kitchen is equipped with fitted white gloss wall and base units, featuring integrated lighting and appliances including an oven, hob and hood. The generous principal bedroom is illuminated by a large bay window, flooding the room with natural light. A secondary well-proportioned double bedroom at the front aspect includes built-in storage for added convenience. The modern and contemporary bathroom showcases full height tiling, a sleek white three-piece suite, a shower over the bath, and stylish black fixtures.



Extras

The property shall be sold with all fixtures, fittings and fitted floor coverings. The fridge/freezer and washing machine shall also be included in the sale.

Gardens and Parking

To the rear is a private garden mostly laid to lawn with a stunning raised decking area, making the space ideal for outside entertaining, a further benefit is a shared drying green area. Unrestricted on street parking is available throughout the street.

Viewing

Please contact Neilsons on 0131 625 2222.





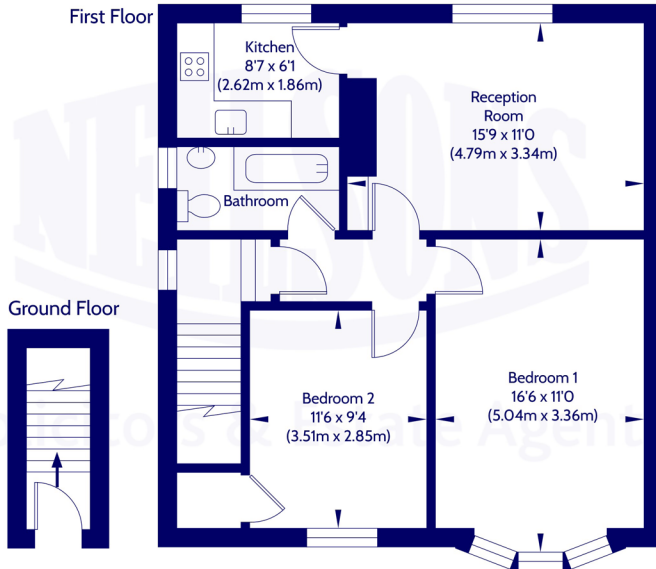
Location

The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 62.89 Sq M / 677 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

